



**HARMONY RESIDENTIAL  
HOME OWNERS ASSOCIATION  
COMMUNITY WIDE STANDARDS**

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**Introduction to the Harmony Code**

Years in the concept stage, Harmony is designed to recreate an old-fashioned hometown experience and provide endless recreational choices while putting residents directly in touch with the natural beauty and variety of its Old Florida setting. Neighborhoods are to be intimate, children safe, pets encouraged, schools on-site, shopping convenient, and nature protected. Already an award-winner, Harmony may not only match, but exceed, the dreams of its creators.

Town of Harmony is designed to have a friendly pedestrian atmosphere with memorable and picturesque streets and alley. The community design and natural setting offers a framework whereby a vibrant mix of residential, office, commercial, and recreational uses can flourish. The homes of Harmony are intended to feature neo-traditional design, lush landscaping and Energy Star energy efficiency. Clustered in cozy residential neighborhoods with tree-lined streets, the homes are built to encourage neighborly conversations from front porches and sidewalks and private moments in interior personalized gardens and spaces. Many will be located around neighborhood parks to enhance the setting. The Harmony Code is intended to promote these qualities and home marketability throughout the community.

The Harmony Code is intended to indicate the seriousness with which we approach the development of the community and the intertwined natural environment. It is intended to enhance the property values of all owners, now and in the future. The Architectural Committee has been formed to set design standards and to review all residential and landscape plans and to provide guidance when necessary.

The Harmony Code consists of the Community Standards and the Architectural Standards. The Community Standards provide guidelines pertaining to building placement, setbacks, building heights, outbuildings, porches, and landscape design requirements for each residential lot. The Architectural Standards address the architectural character of the community. It specifies building materials, architectural design requirements, and construction requirements. The building materials recommended for Harmony are natural and/or recycled materials that work well in this climate and provide a timeless quality.

In summary, The Harmony Code encourages houses simple in design, with basic elements of construction serving as ornamentation. Homeowners and builders may have the utmost freedom in planning and building their own homes as they preserve the charm and design quality of the neighborhoods and The Town of Harmony as a whole.

This Community Standards Document is established to assist the Harmony Residential Owners Association, Inc. ("**HROA**") and Owners with procedures and guidelines through consistent and high-quality design standards for the property. It supports the Declaration of Restrictions and Covenants and other governing documents that bind each property Owner. It is provided to residents of Harmony for their reference regarding community standards and alterations. Please contact the Association's Management office with any questions.

It is the intention of the HROA to maintain a high standard of exterior architectural appearance throughout the Harmony Community. The following guidelines have been set up to protect the integrity of the community. Your adherence to these guidelines is required and will help preserve the quality of Harmony.

Property setbacks, easements and other ordinances must be adhered to and complied with in accordance with County Government Ordinances and the plats of Harmony. Approval does not waive the responsibility of owners to obtain a required government permit if necessary for all proposed improvements from Osceola County.

### **Referenced Documents**

If any provisions contained herein are inconsistent or contrary to Rules and Regulations or Harmony Code adopted prior to the date hereof, the provisions of these Community Standards shall control. It is the intention of **HROA** to create a single controlling document regulating the architectural design standards of the community. The previously adopted rules, regulations or codes to be rescinded include the following:

Harmony Code Neighborhood 'E' Edition "Estates at Harmony" Residential Design Principle and Guidelines dated April 1, 2006.

Harmony Code Residential Design Principles and Guidelines for Neighborhoods B, C-1, C-2, D-1 & D-2 dated March 20, 2006.

Harmony Code Neighborhood 'G' Edition Residential Design Principle and Guidelines dated May 1, 2006.

Harmony Code Cherry Hill Neighborhood (F) Edition Residential Design Principle and Guidelines dated October 29, 2014.

Harmony Code Rosewood Neighborhood (H-1) Edition Residential Design Principle and Guidelines dated October 29, 2014.

Harmony Code Hawthorne Neighborhood (H-2) Edition Residential Design Principle and Guidelines dated October 29, 2014.

Harmony Code Waterside Neighborhood (O) Edition Residential Design Principle and Guidelines dated December 1, 2016.

**SUBSTANTIAL REWORDING.  
SEE GOVERNING DOCUMENTS FOR CURRENT TEXT  
F.S. 720.306(1)(E)**

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# **1 ARCHITECTURAL REVIEW BOARD**

## **1.1 Responsibilities**

In accordance with authority granted to the Architectural Review Board ("ARB") in the Declaration, the ARB shall be appointed and "shall administer and perform the architectural and landscape review and control alterations relating to homes in Harmony.

The Management Company shall keep records and shall maintain a file of all alteration application and activity for a period of not less than five years.

## **1.2 Policy**

All Owners and their contractors must comply with alteration application guidelines and requirements prior to commencement of any work.

The ARB will review plans, materials, site plan, colors and/or landscaping plan to ensure compliance with design requirements, policy and procedures of these standards.

No alteration requiring the approval process shall be commenced until plans and specifications have been submitted to and approved in writing by the ARB. If said alterations are performed without ARB approval, the Association reserves the right to restore the property to its prior condition directly payable by the homeowner.

The Association assumes no responsibility for the structural integrity, safety features, mechanical operation, and permitting or building code compliance of the proposed construction, modification or change a home.

## **1.3 Committee Discretion**

These standards do not cover every possible situation that may require ARB approval. Check with the Association management to confirm approval requirements. In some special cases Board approval may be needed for a proposal that may conflict with a standard set forth in this document. Board approval does not constitute a precedent for future requests.

## **2 PROCEDURES FOR MANAGING PROPERTY ALTERATIONS**

### **2.1 ALTERATIONS**

Any proposed exterior property alteration (to the home or the lot) requires the completion of an application to the Association's management and written approval prior to commencing any alteration. An application may be obtained from the Association Manager. A separate application must be submitted for each alteration. In addition to the application, a lot survey or sketch showing location of alteration must be submitted, as well as vendor specifications (shape, height, materials & color) and color samples. The ARB reserves the right to request additional information or documentation from an applicant as deemed reasonably necessary.

Examples of alterations include, but are not limited to:

- Awnings
- Brick pavers: location and color
- Changes to the exterior color of the home (painting)
- Fences
- Flag poles and antennas
- Front door: style and/or color
- Gutters: style, color
- Lanais, sunrooms and gazebos
- Lighting: placement, style and color
- Landscaping, major changes
- Pools, spas, and hot tubs
- Porches, decks and patios
- Roofing
- Screen Enclosures
- Sheds and gazebos
- Home additions and exterior renovations

### **2.2 Prohibited Items**

Certain alterations/conditions are not allowed within the Declaration without the written approval of the Board. These include, but are not limited to those listed below. Any items listed below which are on the property without prior written approval shall be considered to be in VIOLATION of the governing documents and subject to immediate action by the Board.

- Window Air Conditioning Units
- Satellite Dishes over 40 in.
- Aluminum, metal, plastic, or fiberglass roofs where the roof pitch is equal to or greater than 3/12 unless covered by composite asphalt/fiberglass multi-tab or dimensional shingles
- Temporary Structures
- Plastic or Artificial flowers

### **2.3 Application Process**

Listed here is an abbreviated description of the application process. ARB will only process completed applications, including signatures and accompanying plans and specifications, lot plots, colors, pictures, drawings, etc. Applications must contain all the information necessary for the ARB to make a proper decision or the application may be denied. There may be a few required for each submission. Check with the Association for information.

Within thirty (30) days after receipt by the ARB, the ARB will act on the submission. After review, the original submittal will be retained by the ARB for their files. The ARB will give one of the following responses to each application received:

- "Approved" (project approved as submitted)
- "Conditional Approval" (subject to conditions noted)
- "Denied" (reasons will be provided)

### **2.4 Completion**

Approved projects must be completed within twelve (12) months of approval by the ARB. After that time, the ARB's approval of the application will expire, and resubmission may be required. The Board or the ARB retains the right, but not the obligation, to extend time frames for applicant to complete the proposed and approved work.

### **2.5 Appeal**

In the event the ARB denies any application, the applicant may request a rehearing by the ARB. If the ARB again denies the applicant's request, the applicant may appeal to the HOA Board. The Board's decision is final.

### **2.6 Enforcement Process**

Any owner through accepted communication to the Community Manager may report violation(s) of any Community Standard or Declaration condition. The policy of the HOA is to have management do regular property inspections. If Management determines that the alleged violation requires corrective action, Management will then proceed with the approved enforcement process, through the Violation Procedures and Policy as established by the Board of Directors from time to time. The Board may also establish a fining committee.

### **3 HOME DESIGN AND MAINTENANCE**

#### **3.1 ARB General standards**

No Material alterations, addition or modification to a Lot or Home, or material change in appearance thereof, shall be made without the prior written approval from the ARB as required by this Declaration.

#### **3.2 Animals/Pets**

No such pets may be kept, raised or maintained on the Property under circumstances, which, in the sole judgment of the Association, shall constitute an unreasonable annoyance, hazard, or nuisance to the residents in the vicinity or an unreasonable interference with the comfortable and quiet use, occupation and enjoyment of the other Lots or portions of the property.

All dogs must be on leashes when they are not in a Residential Unit. In addition, any person walking a pet within the Property shall not allow any such pet to trespass on any other Owner's Lot and shall remove and properly dispose of any pet waste deposited on any portion of the Property by such Owner's pet.

All County Laws for pets and animals must be adhered to.

#### **3.3 Artificial Vegetation**

Except as otherwise permitted by Florida law, no artificial grass, plants or other artificial vegetation, or other landscape devices, shall be placed or maintained upon the exterior portion of any landscape areas unless approved by the Board.

#### **3.4 Awnings**

With prior ARB approval, awnings are permitted on the rear of the home over the Lanai and must be neutral in color and match the exterior color of the home and should be closed when not in use.

#### **3.5 Basketball Hoops [See Amendment 1 for New Basketball Hoops Guidelines]**

~~No basketball goals may be permanently mounted to a dwelling above the garage or mounted to a permanent pole. Only portable basketball goals will be allowed, and no approval is required.~~

Portable basketball goals must be stored out of view of the community when not actively being used.

#### **3.6 Clotheslines**

Clotheslines may be used on the rear of a Lot so long as not visible from the street or a neighboring property, provided that, any such clothes line shall be removed when it is not in use.

### 3.7 Commercial Vehicles

Commercial Vehicles (vehicles used for work purposes and vehicles with writing on the sides or equipment racks or holders) are not permitted to be parked on driveways in Harmony. They must be parked inside a garage at all times. The exception to this is a county or government issued vehicle.

### 3.8 Community Yard Sale Events

No personal yard sales are permitted. The Community may, with the approval of the Board hold, two (2) yard sales each year. Signage will be placed on common areas when the sales occur.

### 3.9 Curb Numbers

Harmony does not permit painted numbers on curbs.

### 3.10 Driveways

All driveways must be constructed from an approved material type (i.e. pavers, concrete, etc.) Any owner changing the appearance of a driveway to pavers or complete replacement must submit an application to the ARB for approval.

No surface applications to driveways shall be permitted. Driveways need to remain free of grease, oil or other stains. Weeds growing through driveway pavers need to be eliminated. Driveways need to be kept free of debris. Driveway reflectors are not permitted. All driveways should permit a full size (20 foot) car to be parked in the driveway and not interfere with sidewalk access. Any change in size or shape of the driveway must be approved by the ARB. Driveway width shall not exceed the width of the garage. Only pavers are permitted to line either side of the driveway.

### 3.11 Equipment

Equipment (i.e. lawn care, car care, work equipment, etc.) is not permitted to be stored in the front of home or sides of home. Any equipment must be stored out of view of the community.

### 3.12 Exterior Finish and Colors

Changes to exterior of home require ARB approval. Stacked stone or rock alterations to a home must be submitted for approval. Stone or rock alterations shall be used for accents only to the home. The exterior of Homes shall be repainted within forty-five (45) days of approval by the ARB.

### 3.13 Exterior Lighting **[See Amendment 1 for New Exterior Lighting Guidelines]**

~~All exterior lighting for residential homes must be Dark Sky compliant. The use of fixtures that point downward and have full cut-off or partial cut-off glare shields. Floodlights and up-lighting are prohibited. Landscape lighting is permitted; however up-lighting of the landscape or building walls is prohibited. Light fixtures are required on each side of the garage door which faces an alley and must be activated by a photocell to provide nighttime alley lighting.~~

~~Changes to exterior lighting of home require ARB approval. Lights must be bronze, silver, pewter, black or white in color with clear glass. Light fixtures must be proportionate to home. Lights must be mounted to home, left and right of garage door. Bulbs may be clear or frosted. Yellow or any other color bulbs are not approved except during the winter holiday season.~~

### **3.14 Fences**

#### **3.14.1 Front Yards (front 20' of property)**

Fences in front yards along the street frontage and alongside yard and common lot lines must be between 30" and 42" in height. Fences in the front yards adjacent the front street and side street where applicable, shall have a setback from the front property line a minimum of 1'. All fences in this location should have open pickets to allow views to the front yard. Low hedges or ground cover planted in the 12inch setback are encouraged.

##### Materials

- Open picket- PVC/vinyl and aluminum, (white in color).
- Wrought iron open picket may be black.
- Wood fences of any kind are prohibited.
- Garden walls may be brick, stone or faux stone.

#### **3.14.2 Rear Yards and Side yards (area beyond the front 20 feet of property)**

Solid privacy fencing of PVC and/or solid garden walls is allowed only along rear yard and side yard location. Privacy fence, garden walls and hedges along the rear and side yards may be as high as 6' above the adjacent ground. Fencing yard to yard can be flush, but not physically connected.

All corner lots where privacy fencing and garden walls are located in the rear side yard (area beyond the front 24 feet of property) adjacent to the side street shall have a minimum setback of 6'.

##### Materials

- Open picket - PVC/vinyl (white in color).
- Privacy fence shall be white or off-white in color.
- Aluminum open picket may be black in color.
- Wrought iron open picket may be black.

#### **3.14.3 Fences that back up to a retention pond**

Shall be open picket with a maximum height of 42". 6' high privacy fence is allowed on the sides; however, the privacy fence must transition down to the rear picket height no less than 16' from the rear.

##### Materials

- Open picket - PVC/vinyl (white in color).
- Privacy fence shall be white or off-white in color.
- Aluminum open picket may be black in color.
- Wrought iron open picket may be black.

### **3.15 Fountains/Sculptures**

Fountains and sculptures of 36" maximum may be placed in the front yard. Two (2) per house is permitted. ARB approval is required.

### **3.16 Front Doors/Entryway**

Changes to front doors (door style or paint color) require ARB approval. Front doors may be of metal, solid wood or fiberglass and may contain glass portions that may be plain, frosted or etched. Storm doors are permitted but must be approved. No front entry shall be used for storage of any kind. Front entryways may not be screened.

### **3.17 Garages and Garage Doors**

Screening of garage doors are not allowed in Harmony. Residents are recommended to keep garage doors closed except when access or an activity requires them to be open.

### **3.18 Garbage Cans**

No outside burning of trash or garbage is permitted. All such trash receptacles shall be maintained in a sanitary condition and shall be shielded from the view of adjacent properties with landscaping or small "L" shaped PVC white fence no taller than six (6) feet or stored in the garage. Must follow Fence guidelines (section 3.14) and must have a setback of 2' 6" - 3" from front facade of home on garage side. Garbage cans and trash containers shall not be placed outside the Home for pick-up earlier than 7:00 p.m. on the day preceding the pick-up and shall return all containers to their concealed location on the evening of the pickup day.

### **3.19 Garden/Walkway Lighting**

Any lighting requires approval from ARB. Low voltage garden lights may be permitted on the home site but only in existing flower and shrubbery beds, and along the walk from the front door to the driveway. Approval may be rescinded if installation is not maintained. Lights may be placed no closer than eight inches to the edge of the bed. Lights shall not exceed twelve (12) inches in height, with white bulbs of 4, 7 or 11 watts. Lights shall be installed in a manner consistent with the purpose intended, shall not reflect into adjacent homes, and shall be maintained at all times. Individual lights shall be black or a neutral metal color (silver, bronze and gold). All lighting must be maintained.

### **3.20 Gazebos**

All gazebos require ARB approval. The gazebo must be in a fenced in rear yard. Maximum of eight (8) feet.

### **3.21 Generators**

Permanently installed external propane generators may be allowed. All specifications including size, type, location, appropriate screening, etc., must be approved in writing by the ARB. Local, county & state applicable permits and approvals will be required. Such generators would only be allowed to be used during periods of electric power outages. No above ground fuel tanks are allowed.

### **3.22 Glass Block**

The use of glass blocks on an existing home or the use of glass block in an addition to an existing home is allowed on the sides and rear of the home. Approval from the ARB is required.

### **3.23 Grills**

Grills must be covered when not in use and store away from view of street.

### **3.24 Gutters**

Roof gutters and downspouts of 6-inch aluminum construction are permitted but color should match the body color of the house. Downspouts shall not direct water onto common areas or neighboring property and must drain according to approved lot drainage plans. Gutters must be submitted for approval.

### **3.25 Holiday Decorations**

Decoration may be displayed no earlier than 30 days prior to and must then be removed no later than 14 days after a holiday. These holidays include: Halloween, Valentine's Day, Easter, Independence Day and Thanksgiving. Winter Holiday decorations may be displayed no earlier than 45 days prior to and must then be removed no later than 15 days after the Winter Holiday. Care should be taken when deciding on placement of yard decorations, noting that large snow globes or inflatables may cause dead spots in lawns. Any lighting that creates a nuisance may be required to be removed (e.g., unacceptable spillover to adjacent Home).

### **3.26 House Numbers**

All house numbers must be clearly readable from the street, but not so large as to be out of proportion to the structure, and compatibility to the overall design of the structure. Numbers should be between 3- 4-inches in height. All missing house numbers must be replaced by the homeowner within 14-day notice from the Management Company.

### **3.27 Hurricane Shutters**

Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved in writing by the ARB. Panel, accordion, and roll-up style hurricane shutters may not be left closed at any time. Any such approved hurricane shutters may be installed or closed up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy- two (72) hours after the end of a hurricane watch or warning or as the Board may determine. Any approval by the ARB shall not be deemed an endorsement of the effectiveness of hurricane shutters.

### **3.28 Lawn Furnishings**

Any permanent lawn furnishings, such as but not limited to, statues, and water features, shall require approval from the ARB prior to placement and be behind a six (6) foot fenced rear yard.

### **3.29 Mailboxes**

All single and "gang" mailboxes (not including the USPS keyed group mailboxes) must be maintained, repaired and replaced by the Owner. The post should be maintained, repaired and replaced by the Owners of the mailboxes on that post. All replacements should be consistent with current ones. New posts and boxes will require approval from the ARB.

### **3.30 Mechanical Equipment**

All mechanical equipment, such as the air conditioner compressors, pool pumps and heaters, water conditioners, etc. shall be located towards the rear of the lot and require landscaping and/or fencing as buffer to neighboring homes and views from the street.

### **3.31 Nuisances**

No obnoxious, unpleasant, unsightly or offensive activities shall be carried on, nor may anything be done, which can be reasonably construed to constitute a nuisance, public or private in nature. Any questions with regard to the interpretation of this section shall be decided by the BOD, whose decisions shall be final.

### **3.32 Painting and Cleaning**

Houses, fences, and driveways should be kept clean and free of dirt and mold. Roofs and/or exterior surfaces and/or pavement, including but not limited to sidewalks, driveways, or lanais shall be pressure cleaned within thirty (30) days' notice by the Board. Homes shall be repainted within forty-five (45) days of notice by the Board.

### **3.33 Patio**

Must be approved by the ARB. Patio's cannot extend into the utility or drainage easements.

### **3.34 Patio and Lanai Area Furniture**

The only acceptable furniture for patios, lanais and front porch areas is outdoor furniture. Outdoor grills shall be restricted to rear lanai/patio. No furniture of any type is allowed on driveways.

### **3.35 Play Structures**

All exterior playground and recreation equipment must be located in the rear yard of the property. The overall height of play sets may not exceed eight (8) feet in height, not including roof structure. Play structures must be crafted in wood or recycled plastic. Aluminum or metal tubing is prohibited. A picture and dimensions of the play set must be submitted with the architectural application prior to approval. All play set must be maintained. Canopies must be of earth-toned colors (i.e. tan, green, olive or brown). Applications for play structures must include a site plan clearly showing its intended placement. The structure's visual impact to neighboring home sites and/or the street must be buffered as much as possible with approved fencing or landscaping. Fence applications must be submitted in advance of installation of the play structure and only current approved styles are permitted.

### **3.36 Porches, Decks, Screen Enclosures, Front Porches and Patios**

All such structures must be submitted to the ARB for its approval. All structures shall have an appearance consistent with the dwelling and the community. Any porch, patio, screen enclosures or deck shall comply with existing setback requirements. Porches, screen enclosures or decks, which are constructed above ground must be finished to the ground with materials compatible with the deck or the dwelling, free of mold, mildew, weeds and must be screened with landscaping. All flooring on porches will require ARB approval.

Screen enclosures shall be constructed with bronze, white or brown colored aluminum supports and smoke/charcoal colored screen material. Enclosures shall not exceed the width of the home. No decks,

screen enclosures, or patios will be allowed to have aluminum, metal, or plastic roofs. Front Porches may not be screened in. Screened doors are allowed on the front doors upon approval of the ARB.

### **3.37 Prohibited Vehicles**

No commercial vehicle, limousine, recreational vehicle, all-terrain vehicle, boat, trailer, including without limitation, boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept within Harmony except inside the garage of a Home.

The term "commercial vehicle" shall not be deemed to include law enforcement vehicles or sport utility vehicles (i.e., Broncos, Blazers, Explorers, Navigators, etc.) or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation; provided, however, vehicles with ladders, racks, advertising and hooks attached to such vehicles shall be "commercial vehicles" prohibited by this Section.

No vehicles displaying commercial advertising shall be parked within the public view. No vehicles bearing a "for sale" sign shall be parked within the public view anywhere within Harmony. No vehicle shall be used as a domicile or residence either temporarily or permanently.

### **3.38 Ponds, Waterfalls and Water Features**

All water features must be submitted for ARB approval prior to installation and must be in the rear of property within a six (6) foot fenced yard.

### **3.39 Potted Plant**

Any potted plant must be maintained in good repair. A decorative potted plant is defined as; a plant that has been placed with soil in a decorative flowerpot, that is made of clay, ceramic, or plastic and is kept for display and decoration.

### **3.40 Rain barrels and Rain chains**

Rain barrels and chains need approval from the ARB. Rain barrels may be used on the side and rear of the house. They should be screened with plants and should be earth tones and not exceed three (3) feet in height. Rain chains are allowed on any side of the house.

### **3.41 Repairs**

No vehicle, which cannot operate on its own power shall remain in Harmony for more than twelve (12) hours, except in the garage of a Home. No repair or maintenance, except emergency repair, of vehicles shall be made within Harmony except in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

### **3.42 Required Repair**

If a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged home or improvement in accordance with the Declarations. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ARB. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

### **3.43 Roofs**

All changes to the roofing of the home will require prior approval from the ARB. No roof extensions (carport or overhang) are permitted.

### **3.44 Satellite Dishes**

Satellite dishes meeting the following location criteria require no ARB approval prior to installation:

- Must be mounted onto the side or back of the household.
- Must be located at least twenty-five (25) feet from the front of the house.
- If your installer determines that your dish must be placed on the front of your house or on the side of your house nearer to the front than 25 feet a letter from your installer, on their letterhead, is required indicating that this is the only place they are able to receive signal. This letter must be submitted to the ARB in order for a variance to be granted.

### **3.45 Security Bars**

No security bar systems may be installed on any window or door of any dwelling in the property.

### **3.46 Security Lighting**

Security lights mounted on the home are permitted under the following conditions. Homeowner shall obtain and pay for all permits if required by local authority having jurisdiction. All exterior lighting for residential homes must be Dark Sky compliant. The use of fixtures that point downward and have full cut-off or partial cut-off glare shields. Security lights shall be of the simple lamp holder type and not a decorative luminary. Mount holder to the metal soffit under the eave or rake on the roof Wall mounting not permitted. Maximum of two lamps per holder in any one location. Maximum of four locations on home. Maximum wattage per lamp shall be 150 incandescent. Lamps shall be aimed so as not to illuminate neighbor's homes. Lights shall be turned on by means of a motion detector or other security breach detector. Security Lights may not be left on throughout the night. Homeowner may have to remove if the lighting becomes a nuisance to neighboring properties. Lights cannot bleed into neighbor's yard. Security cameras are permitted; however, they cannot be pointed onto a neighboring property.

### **3.47 Sheds**

All sheds require ARB approval.

For lots not adjacent to a pond the structure must be in a fenced rear yard. Maximum height is eight (8) feet. Shed should match the color/style of house and be no larger than 6'x6'.

For corner lots the shed must be placed in the corner of the lot that is furthest from the street and must be in a fenced in yard. Maximum height is eight (8) feet and must match the color/style of house and no larger than 6'x6'.

For lots adjacent to a pond the shed must be on the side of the house within the setback and screened from the street. Maximum height is eight (8) feet and must be of materials that will not rot or rust. Suggested material such as stucco and high-density polyethylene.

### **3.48 Signs and Flags** [See Amendment 1 for New Signs and Flags Guidelines]

~~No "for sale" or "for lease" signs in excess 18 inches by 24 inches may be posted on lot. An open house sign may be posted on lot for no more than 3 consecutive days. One sign not to exceed 18" x 24" containing political or similar endorsements may be posted on a Unit. Such sign may only be posted for 45 days prior to an election or a vote on a referendum and for two days thereafter. Owner may display in a respectful manner one (1) portable, removable United States flag or official flag of the State of Florida and one (1) portable, removable official flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, Earth flag or Holiday flag. Any such permitted flags may not exceed four and one-half feet (4') by six feet (6').~~

### **3.49 Skylights, Solar panels and solar heating**

Skylights must be integrated as part of the roof design and does require ARB approval.

Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels will be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the buildings attic.

The addition of any solar heating equipment must be reviewed and approved by the ARB. Solar heating equipment (not including panels) must be out of community view or screened.

### **3.50 Substances and fuel**

No flammable, combustible, or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of Harmony or within any Home or Lot, except those which are required for normal household use. All propane tanks and bottled gas for household and/or pool purposes (excluding barbecue grill tanks) must be installed underground or in a manner to be screened from view by landscaping or other materials approved by the ARB.

### **3.51 Swimming Pools, Spas and Hot Tubs**

Swimming pools, spas, and hot tubs require ARB approval. Swimming pools may not be above ground or located in the front or side yard of any lot. They must be located within the primary structure setbacks and shall not continue past the side of the primary structure. Pond lots will require a ten (10) foot set back as to not interfere with swale. Above ground hot tubs are permitted. Pools, spas and hot tubs must be screened from street view with fencing, garden walls and/or landscaping.

Pool cages must be of a design, color and material approved by the ARB. Pool cages shall not extend beyond the sides of the Home.

### **3.52 Temporary Storage Containers**

Only one POD unit or other temporary storage containers are allowed at a residence no longer than 10 days and must not be placed where it interferes with the sidewalk or roadway. Residents wishing to have a temporary storage container must notify the Management Company when the container will arrive and be picked up. Extensions to the 10-day period will be considered on a case-by-case basis.

### **3.53 Trailers**

Trailers (flat bed, horse, motorcycle, boat, RVs, etc.) are not permitted in public view in Harmony except for the day for loading/unloading and cleaning. Trailers must be stored in garages.

### **3.54 Trampolines**

Trampolines require ARB approval. They must be placed within the boundary of the two side walls of the home, located in the rear of a home, must have a fenced yard, and must not be visible from any street.

### **3.55 Trespassing**

Each home in Harmony is privately owned. Trespassing through side yards or backyards is not permitted. Parents are encouraged to keep their children out of neighboring yards. Homeowners reserve the right to notify authorities of a trespassing event.

### **3.56 Vehicles and Parking**

All vehicles must be properly licensed with tags clearly displayed. Owners' automobiles shall be parked in the garage or driveway and shall not block the sidewalk.

### **3.57 Visibility on Corners**

Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the Board and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

### **3.58 Windows and window treatments**

Replacement of windows requires ARB approval

Window treatments shall consist of drapery, blinds, decorative panels, or other window covering and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ARB. No window tinting or reflective coating shall be affixed to any window visible from any street, alley or other portion of the properties without prior ARB approval. No mirror coatings on windows shall be permitted.

### **3.59 Watercraft**

Boats, jet skis, canoes, kayaks and water equipment are to be stored only in garages.

### **3.60 Yard Ornamentation**

Maximum of two (2) yard ornaments less than 36" in height is permitted within community view.

## **4 LANDSCAPING**

### **4.1 Bedding Coverings**

All landscaped plants should be planted with the appropriate topsoil, peat moss, and fertilizer mixtures. No bare ground is acceptable. Plant beds shall be planted with the number of plants proportionate to size of bed. All shrubs, ground cover, and tree beds shall have a 2" minimum layer of mulch. ONLY the following types of cover are permitted as landscape bed coverings: cypress mulch, pine bark mulch, cedar mulch, or pine straw. Landscape rock is allowable per approval. (See section 4.5)

### **4.2 Garden Hoses**

Garden hose hangers or hose reels may be placed on the side or rear of the home wherever possible and concealed from the street. Hoses must be fully retracted and hung neatly when not in use. Hangers, hose reels and hoses must be neutral in color.

### **4.3 Irrigation**

Installation or maintenance of irrigation systems within a residential property does not require Architectural Review Committee approval. All irrigation systems must be fully functional and operated pursuant to Toho Water Authority operating requirements.

### **4.4 Landscape Edging**

All landscape edging must be approved by the ARB prior to installation. Approved edging for Harmony is:

- Professional installed concrete curbing in approved colors
- Stacked brick, block, or rock edging
- Properly installed black rubber tube-type or metal edging

### **4.5 Landscape Rock**

Landscape rock will need ARB approval. Colors such as grey, tans, white, and river rock are recommended.

### **4.6 Landscape Changes**

To change the type of turf will need prior ARB approval. Replacement of existing plants, not including trees may be done at the owners discretion and no prior approval is needed. The modification of existing flower beds requires prior ARB approval. Removal of front flower beds is not allowed. Two (2) trees are required per lot. Street tree removal requires prior approval.

### **4.7 Landscape Maintenance**

All Lots shall be landscaped in a manner that is harmonious, compatible, and consistent with the overall landscaping and general appearance of the community.

The following lawn maintenance standards apply to all owners and residents of Harmony:

- Trees are to be pruned as needed with the exception of trees on **CDD** property and owned by the **CDD**.

- All shrubs are to be trimmed as needed.
- Grass shall not exceed five inches (5”) in height. This includes the grass between the sidewalk and the street.
- Edging of all streets, curbs, beds, and borders shall be performed as needed to prevent grass “runners” from growing onto driveways, sidewalks, curbs, and into landscape beds.
- Grass along the walls of the house shall be edged.
- Mulch should be replenished as needed.
- Insect and disease control shall be performed on an as needed basis.
  - Failure to do so could result in additional liability if the disease and/or insect spread to neighboring properties.
  - Sod that is killed due to insect/disease shall be removed and replaced within thirty (30) days of dying.
- To remove or change the turf will require ARB approval.
- Fertilization of all turf, shrubs, trees, and palms should be performed according to Best Management Practices.
- Watering and irrigation will be the sole responsibility of the homeowner, and their responsibility to comply with all applicable watering restrictions.
- All beds are to be weeded regularly.
  - Weeds growing in the joints of curbs, driveways, and expansion joints shall be removed as needed.
  - Chemical treatment is permitted.
  - If landscape fabric is used, it must allow the free flow of water, air, and gasses to and from the soil.
- Dirt, trash, plant and tree cuttings, and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day.

#### **4.8 Mulch**

Black, brown, red mulch such as cypress, pine, cedar, and pine straw are permitted. No prior approval to change or replenish mulch.

#### **4.9 Turf**

Artificial turf will not be approved in Harmony.